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The following document contains excerpts from the City of Fremont General Plan, City of Fremont Development Policies, Small-Lot Single Family Design Guidelines and City of Fremont Municipal Code. They are intended assist you in designing your two-story home or second-story addition.

An Overview of City of Fremont Planning Policies and Regulations Relating to Construction of New Two-Story Homes and Second-Story Additions to Existing Homes

I. City General Plan

F-1 FREMONT AS A CITY OF QUALITY AND DISTINCTION

Maintaining the existing characteristics that make Fremont a special place with a high quality of life is clearly the primary job of this General Plan. The stress on "quality" carries forward the City's past insistence on high standards for design and construction in all development. "Distinction" carries forward the concept of maintaining Fremont's unique elements, including its history, its open space frame and its separate identity from its neighbors.

LAND USE GOAL 1: NEW HOUSING DEVELOPMENT WHILE CONSERVING THE CHARACTER OF THE CITY'S EXISTING SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS

Policy LU 1.13: Buildings shall be designed to provide for maximum feasible visual and auditory privacy for each unit through the use of site design, open space, landscaping and appropriate building materials.

Policy LU 1.15: Projects shall be designed and oriented to encourage the use of attractive vistas, and the opportunities for the orientation of buildings and open space facilities to the sun.

Policy LU 1.18: Single family detached homes shall be proportional to their lots.

Policy LU 1.19: For single family residential development the City shall encourage appropriate landscape treatment to create a visually attractive street frontage.

HOUSING GOAL H 1: CONSERVATION AND ENHANCEMENT OF EXISTING RESIDENTIAL NEIGHBORHOODS

HOUSING GOAL H 2: HIGH QUALITY AND WELL-DESIGNED NEW HOUSING OF ALL TYPES THROUGHOUT THE CITY

II. Council Policy

City Council adopted *Development Policy on Aesthetics* (Resolution No. 6770 in 1986). The policy states:

"In order to enhance land values, promote orderly development of the City and distinguish Fremont from neighboring cities in the region, aesthetics, in the form of superior building architecture and site design, is deemed an essential element of land development in the City of Fremont. For these reasons, the City Council directs staff to make aesthetics a very important consideration when processing plans in accordance with Article 27 (Site Plan and Architectural Approval) of the Fremont Municipal Code, and when processing planned districts, planned unit developments and conditional use permits."

III. Other Plans and Policies

A. *Design Guidelines for Single-Family Residential Development:*

The following Guidelines are adapted from the City's Small-Lot Single-Family Residential Design Guidelines. The numbering convention retains the numbering convention used in the Small-Lot Guidelines, however those guidelines that were not applicable were omitted and those retained were, in some cases adapted for use in all two-story construction/two-story additions to existing single-family homes. Illustrations of many of these guidelines are also available on the City's website www.fremont.gov (Planning Division page under Design Guidelines for Small Lots).

Lot Site Plan, Building Configuration

DGL 2.1.1 Allowable FAR

The maximum FAR for any lot is 0.70.

"Floor area ratio" (FAR) shall mean the measurement of building intensity determined by the ratio of gross floor area to net lot area. The FAR is calculated by dividing the gross floor area, including lofts, of all buildings on a single lot by the net area of said lot. "Gross floor area" shall mean the sum of the areas of all the floors of a structure or structures on a single parcel, including loft and covered garage space, as measured by the exterior faces of the walls.

DGL 2.2.1 Front Yard Setbacks

Primary buildings shall be setback in accordance with zoning rules, however second-story facades are encouraged to have greater setbacks. A variety of setbacks is strongly encouraged.

DGL 2.2.2 Garage Setback

Garage setbacks greater than the home's main façade are encouraged in new construction and additions.

DGL 2.3.1: Garage Location

Lot plans and building designs which minimize the impacts of the parking apron and garage on the streetscape are strongly encouraged.

DGL 2.4.4: Back Yards

Back yards are typically private and more personalized. These should be designed for privacy from neighbors, with appropriate fencing and trellises.

Building Design, Elements, Materials and Color

DGL 3.1: Massing, Articulation, Proportion

The massing and articulation of buildings is of great importance. Many recent projects have had square, "blocky" homes, with minimal architectural detailing creating a lack of character. The lack of architectural detail or variety of material and color exacerbates the bulky dense appearance of the homes. The buildings need to have a lighter quality, with massing and articulation similar to that found in the neighborhood. Breaking up the massing will make the homes appear smaller.

DGL 3.1.1: Massing

The design should break the main facade of the home into three to four distinct elements: entry; main building; a single story element and the roof.

DGL 3.1.2: Articulation

The massing should be further varied by articulation of elements such

as bays, dormers, etc. Changing materials on these elements provides further articulation and adds variety.

DGL 3.1.4: Emphasizing Articulation

The massing, articulation and proportion should have greater emphasis if the elements are differentiated by a change in detail, color and/or material.

DGL 3.2.2: Single Story Massing

Single story massing elements should be emphasized on the front facades, using porches, or single story living areas seen from the street. (Roofs over 16' in height are considered two stories).

Note: Heights are measured to the midpoint of the roof ridge in most of the "flat lands" of Fremont. In the Hillside Combining District, Open Space District and some Planned Districts, however, overall height is measured to the roof ridge.

DGL 3.2.3: Two Story Area Limit

Two story homes should attempt to generally have the following first story to second story area relationships:

- ♦ The homes' second story should be limited to a maximum of 75% of a home's first floor area.

Note: Garage area is excluded from the calculation of first floor area for the purposes of determining the amount of second floor area permitted.

- ♦ The two story areas should generally be located in the rear or to one side of the home, creating a bay or vertical element on the front facade.

DGL 3.3: Materials, Variety

Recent residential construction has lacked a variety of materials within their facade palettes. The predominance of stucco exteriors, many with limited detailing or limited variety of treatments has produced a monotony of appearance. A greater variety of materials used on the facades creates a more diverse and interesting neighborhood. Materials should be used so that they do not appear to be "applied". Materials are to be used in an appropriate manner so as not to look applied.

DGL 3.3.1: Variety of Material Palettes

Homes should have a minimum of two material palettes, one primary and one secondary.

Note: Project proponents should incorporate materials commonly found on homes in the neighborhood.

DGL 3.3.3: Appropriate Material Use

Materials should be used so as not to appear to be “applied” by using heavier materials as bases and ending materials on inside corners.

DGL 3.4.2: Roof Forms

A variety of hips and gables should be used, particularly on the front / street facade to further break up the mass of the homes, when appropriate to the building architecture and neighborhood character.

High pitched roofs and gables are most successful when used to emphasize vertical elements of the façade but should only be used when appropriate to the building architecture and neighborhood character.

DGL 3.4.4: Single story Roof Elements

One story roofs, often over porches or bays assist in further breaking up the massing of the larger two-story homes and are strongly encouraged.

DGL 3.5.1: Porches and Entries

Entries and porches are strongly encouraged to be the primary element of each home on the street facade.

DGL 3.5.4: Porch Massing / Articulation

Porch / Entry features should primarily be single story elements.

DGL 3.5.6: Porch / Entry Seating Area (Size)

Entries and porches are desired to be sized for a small seating area for chairs or a bench outside of the main entry circulation path. (A minimum dimension of 6'x 6' or 5'x 7', plus circulation area should be provided).

DGL 3.5.7: Architectural Details

Railings, short walls, trellises and roofs all add architectural detail and character to the residences, providing visual interest to the homes.

DGL 3.6.2: Color Palettes

Building color variety should relate to changes of materials, such as stucco and wood or body/base and trim, providing a palette of a minimum of three colors along with a roof material for each home.

DGL 3.6.3: Accent Colors

It is strongly recommended that window sash, mullions and trims receive accent colors to emphasize the building's details.

DGL 3.7.2: Window Shading

Trellises or canopies over large windows may be provided to shade from the hot summer sun and provide visual interest with shadows and added detailing.

DGL 3.7.3: Fence Trellises

Trellis extensions to yard fencing should be provided to add privacy and a framework for landscape vines.

Note: These are considered accessory structures and must be less than 12 feet in height.

DGL 3.7.4: Porches and Railings

Porch and building columns and other trellis framework should be proportioned appropriately for the scale of the element.

DGL 3.8: Fencing: Design and Location

Fencing is an important visual element. Typically, yard fences have been wood planks contrasting sharply with the stucco homes or creating long blank walls, particularly at corner lots. Fencing, especially when seen from the street, should be designed to integrate into the architecture of the buildings and add visual interest in its detail, materials or color. Trellises may be used to add visual interest and provide privacy.

DGL 3.8.1: Corner Lots

Fencing at corner lots should begin at or near the back end of the building, and fences which are visible from the street should have additional detailing to provide visual interest.

DGL 3.8.2: Fence Details

Partially transparent fencing adds interest while maintaining privacy.

DGL 3.8.3: Gates and Entries

Accents at gates such as arched gates or arbors add visual interest and demarcation to entrances.

DGL 3.8.4: Trellises and Grills

Extended trellises and grills at rear patios are encouraged to provide privacy to and from neighbors.

Open Space and Landscaping**DGL 4.1: Street Trees and Yard Trees**

To improve the appearance of the streetscape additional landscaping and street trees may be required to diminish the impact of the buildings and provide a softer appearance.

DGL 4.1.4: Species and Canopy Size

Provide tree species which (when feasible):

- ◆ create a continuous canopy along the street,
- ◆ are appropriate to the planter size,
- ◆ are consistent with established street trees existing along a street, and
- ◆ mature within 15 years of planting.

DGL 4.1.5: Accent Trees

Consistent tree species and accent trees at special locations within the neighborhood are strongly encouraged.

DGL 4.2: Yard Landscaping

Landscaping and irrigation will be required by the City. Planting palettes should be selected to reinforce the home design and add variety to the streetscape, provide privacy between neighbors and limit blockage of sunlight to neighbors.

DGL 4.2.2: Landscape Elements

Front yard landscaping which reinforce other design elements of the home such as vines on trellises, hedges or low fences and walls are strongly encouraged.

DGL 4.2.3: Sidedrive Landscape

Along side drives (driveways that lead to rear garages) a minimum 1'-6" to 2' wide landscape strip is required along the property line.

DGL 4.2.4: Privacy Screens

Planting in front of windows, in lieu of fencing, to provide privacy is desired and strongly encouraged. (Plant sizes for screens and hedges shall be a minimum of 15 gals.)

DGL 4.4.2: Yard Tree

In addition to street trees, yard trees may be required for each residence when existing landscaping is limited. Deciduous shade trees or fruit trees are encouraged. Evergreen trees may be used when privacy is of concern.

DGL 4.4.3: Irrigation

Drip irrigation systems for water conservation are desired and strongly encouraged. Automatic irrigation is required per City of Fremont Landscape Ordinance.

DGL 4.4.4: Minimum Yard Size

Independent of setbacks required by each zoning district, each lot shall be provided with a reasonably flat usable rear yard area. The minimum dimension of the usable rear yard shall be no less than 15'x 20'.

B. Centerville Specific Plan

This plan requires that existing neighborhoods be conserved and enhanced. In addition, the following Community Design Guidelines are applicable to single-family residential development in Centerville:

Building Orientation: Buildings should be oriented to the street with:

- Front door facing the street.
- Front porches or stoops used to reflect the rhythm of a single-family residential area.
- Front yards to provide a transition space between the public sidewalk and private porch.
- Parking should generally be in the rear to avoid garage door facades.

*Building Form, Scale
and Material:*

- In order to convey residential scale, bay windows, chimneys, and other residential architectural elements shall be used.
- Building massing should be articulated with porches, bay windows, and balconies to reflect the residential use. In no case shall the street facade of a building consist of an unarticulated blank wall or an unbroken series of garage doors.
- Variation in building facades should be achieved, in part, by using a variety of materials along each street, including ornamental plaster, wood siding, stone, or brick.
- High quality materials should be used. Simulated, metal, pre-fabricated and non-durable materials are strongly discouraged.
- Roofs should be a combination of hip or gables and vary from lot to lot. Flat roofs are not allowed. Visible roof materials shall be slate, tile, copper or similar high quality material. Composition roof material is discouraged.

C. Niles Concept Plan

Policy LU-8: Retain and protect the single-family character of Niles' residential neighborhoods.

The single-family character of the Niles residential neighborhood should be preserved. New homes, in-law units and additions should be designed to fit into the overall scale and character of the neighborhood. Implementation of this policy should occur through establishment of a conservation district or overlay zoning.

IV. Zoning Regulations

As set forth in Article 27 (Site Plan and Architectural Approval) of the Fremont Municipal Code the purpose of Site Plan and Architectural Approval is to determine compliance with specific regulations of the chapter and with the general provisions of policies adopted by City Council resolutions, and to promote the orderly development of the city, the stability of land values and development by the erection of structures or additions or alterations thereto with proper attention to the harmony, compatibility and aesthetic quality of the architecture, landscape architecture, and engineering design.

The following is a summary of the most relevant provisions that may be applicable to single-family developments. The following is not a comprehensive listing of all relevant provisions of the City code. In particular, if the home is located in an H-I Zoning Combining District, Planned District or other special area those regulations must also be followed. Please consult with a planning staff member for further assistance.

FMC Section 8-22706. Standards for approval.

In addition to all other applicable regulations and policies, the approving body shall give important consideration during the review process to the following standards for approval.

(a) *General principles.*

- (1) Architectural and landscaping conditions of the Historical Architectural Review Board shall be included with any project approval when applicable.
- (2) Where environmental impact reports or environmental assessments for projects have included mitigating measures, any required mitigation measures set forth in the environmental analysis shall be incorporated into the conditions of approval for the project.

- (3) Developments shall be designed to maximize the retention of historic sites, landmark trees and of natural topographic features, such as drainage swales, slopes, rock outcroppings, vistas and natural plant formations.
- (4) Within the hill area, the character of the street and roadway appearance may vary to provide special identity.
- (5) All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be of a character so as to cause the slope to blend with the surrounding terrain and development.
- (6) Street furniture, including fencing, sidewalks, pathways and electroliers, shall be given special design consideration to enable the maximum identity and uniqueness of character to be built into each development.
- (7) Development shall minimize disturbances of any natural watercourse or streams, any significant natural vegetation or wildlife habitat.
- (8) Natural drainage areas shall be left as undisturbed as possible and generally left unfenced to minimize marring the hill slopes.
- (9) The design of storm drainage facilities shall insure the acceptance and disposal of storm runoff without damage to streets or adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate.

(b) *Site planning.*

- (1) The natural topography and landscape features of a site shall be incorporated into a development.
- (2) Buildings and open spaces shall be in proportion and scale with existing structures and spaces in the surrounding area.
- (3) A site shall not be so overcrowded as to cause unbalanced relationships of buildings to open space. Open space areas shall not be unduly isolated from one another by unrelated physical obstructions such as buildings and paved vehicular areas, but rather, shall be linked by open space corridors of reasonable width.
- (4) Buildings shall be sited in an orderly, nonrandom fashion. Excessively long, unbroken building facades shall be prohibited.
- (5) All areas not otherwise occupied by structures or paved areas shall be landscaped and irrigated by an adequate irrigation system. Landscape plans for development on lots larger than ten thousand square feet shall be prepared by a licensed landscape architect. At least one tree of fifteen gallon minimum size shall be provided or an existing tree shall be retained for every five hundred square feet or fraction thereof of landscaped area. Any required street tree or

any private tree serving a street tree-like-function adjacent to a private street shall have a minimum size of twenty-four inch box.

- (6) Site shall be lighted with fixtures, when required, which relate to the scale and design of the development and which have intensity high enough to maintain security and low enough to avoid being a nuisance. Other than public or private street lights, exterior lighting shall be diffused or concealed, in order to prevent illumination of adjoining properties or the creation of objectionable visual impacts on other properties or roadways.
- (7) Habitable spaces shall be oriented with due regard to sun, prevailing wind, desirable vistas and nearby land uses.
- (8) The floor plans of residential units shall have proper orientation, access and view to adjacent private and public open space.
- (9) The intrusion of automobiles into the privacy of residential environments shall be minimized while maintaining the convenience of access between units and parking areas.
- (10) Paved areas shall be only as large as necessary to serve parking, circulation and open space facilities. The appearance of parking areas shall be enhanced by landscaping. Carports or garages of residential projects shall enhance the parking areas by their design. The design of carports and garages shall be compatible with the design of the primary structure on the site. Monotonous, extended, unbroken parking areas, driveways and carport structures shall be prohibited. Driveways and parking areas which exceed twenty feet in width (i.e., a standard two-car garage) shall include some type of decorative paving surface (i.e., rock, brick, stamped concrete) as an accent material to break up the expanse of paving. The decorative paving surface shall encompass a minimum of ten percent of the overall driveway area. Parking structures and areas shall be separated from the residential building by landscaped open space.
- (11) To encourage pedestrian travel and transit use, residential and non-residential developments shall be designed to provide convenient pedestrian access to major streets where transit can be provided. For non-residential and multifamily uses amenable to pedestrian and transit access, buildings located close to streets with building entrances oriented to streets are preferable to buildings separated from streets by parking lots.
- (12) In C-C, C-N and C-B-D zoning districts, pedestrian walkways shall be provided in all new and substantially modified developments. Walkways shall link building entrances to street sidewalks and to adjacent building entrances and activity centers and shall be visually distinct.

(c) *Architectural design.*

- (1) Materials, textures and colors employed shall be compatible.
- (2) Building design elements shall prohibit monotonous repetition and excessive variety of forms, patterns and colors. Sculptural and visually interesting, as opposed to flat and unadorned, treatments shall be used on each facade. Design features shall be utilized to lessen the impact of two-story facades.
- (3) Materials and design details shall be consistent with the general design theme. Exterior building design on all elevations shall be coordinated with regard to color, texture, materials, finishes and architectural form and detailing to achieve design harmony and continuity. Buildings close to one another shall have compatible design qualities. Conflicts in style and form may result in the disapproval of a project.
- (4) The location, size and treatment of window and door openings shall be compatible with the wall on which they are located.
- (5) Window, doors, balconies and decks shall be oriented to minimize privacy impacts on adjacent residences.

(d) *Architectural design for dwelling units above the toe of the hill.*

- (1) Structures shall be sited so as to more naturally transition with the existing topography to the maximum extent feasible consistent with safe and sound grading, drainage and engineering principles.
- (2) Large, blank and plain wall expanses shall be broken up with appropriate architectural treatment including the use of landscape planting to screen or diminish the visual obtrusion of such expanses over time.
- (3) Structures supported on open forms of underpinnings, such as poles, shall be designed to integrate the under-structure systems with the overall structure design. Unattractive areas under the structure shall be appropriately screened.

Parking:

The typical parking requirement for most single-family zoning districts is for two covered spaces per unit unless the dwelling has five or more bedrooms, in which case the requirement is for three covered spaces.

March 12, 2007